



City of Seattle

---

Gregory J. Nickels, Mayor  
**Department of Design, Construction and Land Use**  
D. M. Sugimura, Director

## **SHORT SUBDIVISION – REVIEW CHECK LIST**

**Application Number:** 2208788

**Applicant Name:** Steve Detwiller for Rehabitat Northwest

**Address of Proposal:** 7207 16<sup>TH</sup> Avenue Southwest

### **SUMMARY OF PROPOSED ACTION**

Master use permit to subdivide one parcel of land into four Parcels of land. Proposed parcel sizes are: A) 6,064 sq. ft., B) 6,064 sq. ft., C) 6,064 sq. ft., and D) 6,064 sq. ft. Single family residence being constructed on proposed Parcel A, under Project Number 2207375 (Building Permit #732573).

The following approvals are required:

**Short Subdivision** - to subdivide one existing parcel into two parcels.-  
(Chapter 23.24, Seattle Municipal Code).

**SEPA DETERMINATION:**      ☒ Exempt    ☐ DNS    ☐ MDNS    ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or  
                                         involving another agency with jurisdiction

### **BACKGROUND DATA**

#### **Site & Area Description**

The subject site is located in the northern half of a block that extends between Southwest Myrtle Street and Southwest Webster Street, just south of the Puget Ridge neighborhood. The block is approximately 225 feet wide and extends 1,270 feet in length. The existing parcel area size is approximately 24,257 square feet located in a Single Family residential zone with a minimum lot size of 5,000 square feet (SF 5000). The site is rectangular in shape with street frontages along 16<sup>th</sup> Avenue Southwest and 17<sup>th</sup> Avenue Southwest, making this a through lot as defined in the Land Use Code book. The site supports an uneven topography that slopes down from the south

property line to the north. The site is heavily vegetated throughout with mature deciduous trees. In the northwest quadrant of the subject site a single family structure is currently being constructed under building permit (#732573) for the entire development site. A number of trees have been removed to make room for construction activity around the siting of the single family structure.

Across the street to the east of 16<sup>th</sup> Avenue Southwest is the less dense Single Family 7200 zone sprawling out over a well established neighborhood. The housing stock is typical for older neighborhoods with modest styled homes with large yards. Sixteenth (16<sup>th</sup>) Avenue Southwest is an arterial street that swiftly moves traffic north and south through this West Seattle community. Moderately sized streets trees line the planting strip on both sides of the right-of-way. To the west of the subject site, across 17<sup>th</sup> Avenue Southwest are newer model single family structures along the block front. Seventeenth (17<sup>th</sup>) Avenue Southwest is not a through street, in front of the subject site two cul-de-sacs terminates 17<sup>th</sup> Avenue Southwest to the north and south. The difference in the street grades between the two cul-de-sacs is approximately ten vertical feet. The 17<sup>th</sup> Avenue streetscape is less vegetated than the surrounding area owing to the relatively new single development occurring along the street. The entire area has a suburban feel to it with the mix of dense vegetation and sparsely populated housing peppered throughout the neighborhood.

### Proposal

The proposal is to subdivide one parcel of land into four (4) parcels. Proposed parcel areas are indicated in the summary above. Proposed parcels will have direct and indirect access to both 16<sup>th</sup> Avenue Southwest and 17<sup>th</sup> Avenue Southwest. A related building permit to construct a single family structure is currently under construction on proposed Parcel A as mentioned in the summary above.

### Public comment:

Date of Notice of Application:	January 30, 2003
Date End of Comment Period:	February 12, 2003
# Letters	1
Issues:	A neighbor voiced her concern for existing poor surface water drainage at the vacant site that impacts neighboring properties and the right-of-way. New construction standards will improve surface run-off water conditions thereby alleviating a perceived threat of substandard conditions.

### **PLAN REVIEW – SHORT SUBDIVISION**

#### **SMC [23.24.020](#) Content of application.**

Applications for approval of a short subdivision shall include the following:

- A. ☒ Plat of the proposed short subdivision containing standard survey data;
- B. ☒ Vicinity map on which shall be indicated the property to be subdivided;

- C. ☒ Plot plan, as appropriate, showing the location and dimensions of existing buildings in relation to the proposed short subdivision;  
\* A copy of the plot plan for the construction of the single family structure reviewed under Permit #732573 was placed in the project file.
- D. ☒ Legal descriptions of the property to be subdivided and of all proposed lots or divisions;
- E. ☒ Name and address of owner(s) of the tract;
- F. ☒ Location of existing roadways, sanitary sewer, storm drain and water mains, if any, together with proposed street improvements; and
- G. ☒ Specific location and description of all trees at least six (6) inches in diameter measured four and one-half (4 ½) feet above the ground, with species indicated.

**SMC [23.24.030](#) Content of short subdivision.**

- A. Every short plat of a short subdivision filed for record must contain:
1. ☒ A certificate giving a full correct description of the lands divided as they appear on the short plat, including a statement that the short subdivision has been made with the free consent and in accordance with the desires of the owner or owners.
  2. ☐ If the short plat includes a dedication, the certificate or a separate written instrument of dedication shall contain the dedication of all streets and other areas to the public, an individual or individuals, religious society or societies or to any corporation, public or private, as shown on the short plat and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of the road.
  3. ☐ Roads not dedicated to the public must be clearly marked on the face of the short plat.
  4. ☐ All short plats containing a proposed dedication must be accompanied by a title report confirming that the title of the lands as described and shown on the short plat is in the name of the owner signing the certificate or instrument of dedication.
- B. ☐ The certificate and instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the land subdivided and shall be recorded as part of the final plat. Any dedication, donation, or grant as shown on the face of the short plat shall be considered to all intents and purposes as a quitclaim deed to

the donee or donees, grantee or grantees for his, her or their use for the purpose intended by the donors or grantors.

**SMC [23.24.035](#) Access.**

- A. ☒ Every short plat shall include adequate provision for dedication of drainage ways, streets, alleys, easements, slope rights, parks and other public open spaces for general purposes as may be required to protect the public health, safety and welfare.
- B. ☐ Protective improvements and easements to maintain the improvements shall be dedicated at the discretion of the City.
- C. ☒ Convenient pedestrian and vehicular access to every lot by way of a dedicated street or permanent appurtenant easement shall be required.
- D. ☒ Access to new lots shall be from a dedicated street, unless the Director determines that the following conditions exist, and permits access by a permanent private easement:
  - 1. ☐ Access by easement would not compromise the goals of the Land Use Code to provide for adequate light, air and usable open space between structures; and
  - 2. ☐ The dedication and improvement of a street is not necessary or desirable to facilitate adequate water supply for domestic water purposes or for fire protection, or to facilitate adequate storm drainage; and
  - 3. ☐ The dedication and improvement of a street is not necessary or desirable in order to provide on-street parking for overflow conditions; and
  - 4. ☐ No potential safety hazards would result from multiple access points between existing and future developments onto a roadway without curbs and with limited sight lines; and
  - 5. ☐ There is identifiable access for the public and for emergency vehicles; and
  - 6. ☐ There is no potential for extending the street system.
- E. ☒ Dedicated streets and alleys shall meet the requirements of Chapter [23.53](#) and the Street Improvement Manual. Easements shall meet the requirements of Section [23.53.025](#).

**CRITERIA REVIEW – SHORT SUBDIVISION**

- A. The Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition or deny a short plat.
1. Conformance to the applicable Land Use Code provisions (including street improvement requirements);
    - ☒ Zoning review approved.
      - ☒ Development standards of underlying zone (including Overlays).
      - ☒ Chapter [23.53](#) Streets and Alleys
      - ☒ Chapter [23.54](#) Parking and Access
    - ☐ Zoning review approved with conditions or corrections.
  2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section [23.53.005](#);
    - ☒ Fire Marshal's Office approved.
    - ☐ Fire Marshal's Office approved with conditions.
    - ☒ Seattle City Light review approved.
    - ☐ Seattle City Light requires easement.
  3. Adequacy of drainage, water supply, and sanitary sewage disposal;
    - ☐ Drainage review approved.
    - ☒ Drainage review approved with conditions.
    - ☐ Seattle Public Utilities Water Availability Certificate (WAC) approved.
    - ☐ Seattle Public Utilities requirements for WAC approval.
  4. Whether the public use and interests are served by permitting the proposed division of land;
    - ☐ Department of Parks and Recreation approved.
    - ☐ Department of Parks and Recreation approved with conditions.
    - ☐ Department of Neighborhoods (landmark sites or Districts) approved.
    - ☐ Department of Neighborhoods (landmark sites or Districts) approved with conditions.
    - ☒ Building Plans Examiner review and approval.
    - ☐ Building Plans Examiner approval with conditions.
    - ☒ The proposal meets all applicable criteria for approval of a short plat as discussed in the analysis and decision, therefore meets this criterion.

5. Conformance to the applicable provisions of SMC Section [25.09.240](#) , short subdivision and subdivisions in environmentally critical areas;
- ☒ Site not located in a riparian corridor buffer, wetland, wetland buffer or steep slope.
  - ☐ Site exempt from ECA Ordinance (SMC [25.09.040](#))
6. Is designed to maximize the retention of existing trees;
- ☐ Site does not contain trees at least 6-inches in diameter measured 4-½ feet above the ground.
  - ☒ Site does not contain Exceptional Trees as defined in Director's Rule [6-2001](#).
  - ☒ The short subdivision meets the applicable provisions of SMC [25.11](#).
  - ☐ A tree preservation plan is required.

**SMC 23.24.060 Redivision procedure.**

- ☒ Within a five (5) year period following the filing of a short subdivision in accordance with the provisions of Chapter [23.22](#), property within that short subdivision may not be further divided through the short subdivision process if it would result in more than a total of nine (9) lots. However, any revision of the lot lines of an approved short subdivision in which the total number of lots is not increased shall not be considered a further division, and shall be approved or disapproved in the manner prescribed in Chapter [23.28](#).

**DECISION – SHORT PLAT:      **CONDITIONALLY APPROVED****

**CONDITIONS – SHORT PLAT:**

**Conditions of Approval Prior to Recording**

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. All existing structures shall be shown on the face of the plat, and their distances to the property lines dimensioned. Lot areas shall be shown on the plat. The short plat drawing shall be stamped by a licensed surveyor.
2. Add the conditions of approval to the face of the plat, or on an additional page if needed. If the conditions are on a separate page, insert on the plat:

*“For conditions of approval after recording, see Page \_\_\_\_ of \_\_\_\_.”* (If necessary, renumber the pages).

3. Outline on the face of the short plat: the legal descriptions for the existing and proposed lots; the location of the existing utility lines on the face of the plat; all ingress and egress and utilities easements. If a utility easement is required by Seattle City Light, then the easement in its entirety (typically referred to as “Easement A”) shall be shown on the face of the plat.
4. Submit the final recording forms and fee.

After Recording and Prior to Issuance of a Building Permit on Parcel B

The owner(s) and/or responsible party(s) shall:

1. Attach a copy of the recorded short plat to all building permit plan sets.
2. Submit a standard drainage control plan for DCLU review.

Signature: (signature on file) Date: April 10, 2003  
Bradley Wilburn, Land Use Planner  
Department of Design, Construction and Land Use  
Land Use Services